





Guide Price
£400,000

"OPEN HOUSE" Saturday 7th March. Please call for further details, This 1920s extended semi detached home is in need of full updating but offers fantastic potential for anyone looking for a lovely sized family home within walking distance to Hemel town centre. Features include rear gardens of approximately 80 feet, two large reception rooms, kitchen, downstairs shower room, three bedrooms, bathroom with separate WC.

Property Description

Entrance Porch

UPVC double glazed door, radiator.

Entrance Hall

Stairs to the first floor, understairs cupboard, thermostat.

Sitting Room

Double glazed bay window to the front, radiator.

Family Dining Room

Double glazed sliding doors to the rear garden double glazed window, two radiators.

Kitchen

Base and eye level storage units, single drainer sink with mixer tap set below double glazed window to the side, wall mounted Worcester Bosch boiler, plumbing and space for washing machine and dish washer, radiator.

Shower Room

Comprising a low level WC, wash hand basin, tiled shower cubicle, radiator.

First Floor Landing

Stairs to the first floor, double glazed window to the front, access to the loft via pull down ladder.

Bedroom One

Double glazed bay window to the front, two radiators, range of built in wardrobes with sliding mirrored doors.

Bedroom Two

Double glazed window to the rear, range of built in bedroom furniture, including a pull down bed.

Bedroom Three

Double glazed window to the rear, built in wardrobes and storage units.

Bathroom

Panel bath with mixer tap, wash hand basin, tiled surrounds, double glazed window to the side.

Separate WC

Low level WC, wash hand basin, double glazed window to the side, radiator.

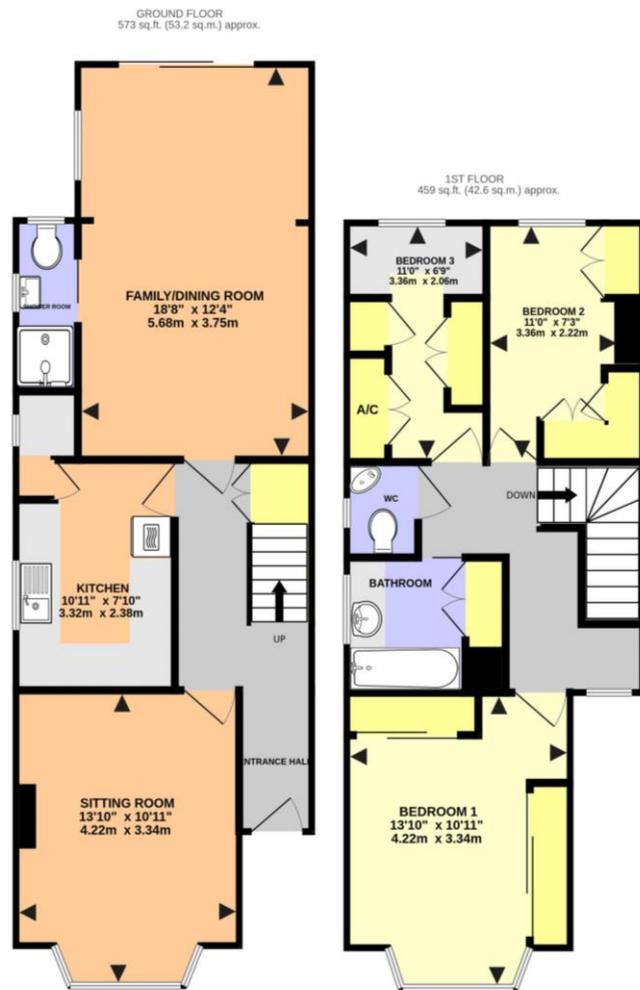
Outside

Front Garden

Enclosed front garden with gated access.

Rear Garden

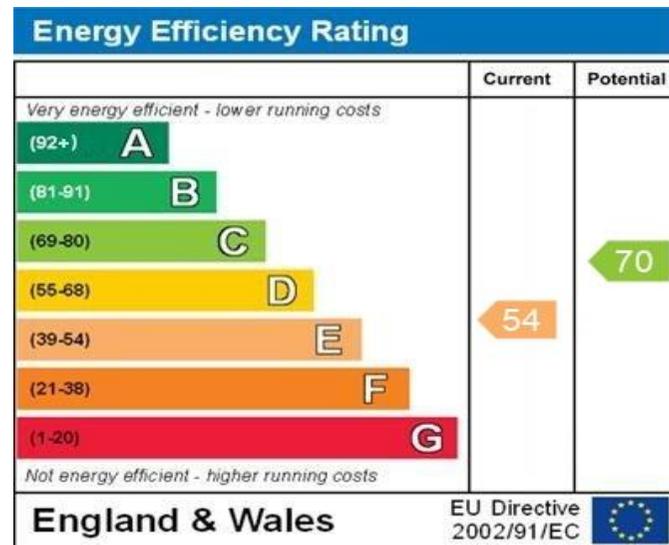
A large rear garden extending to approximately 80 feet, in need of cultivation with gated side access, outside power points, cold water tap, timber storage shed.



MIDLAND ROAD, HEMEL HEMPSTEAD HP2 5BH (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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